

PRESERVATION GEOGRAPHIC PRIORITY AREAS

In the preservation priority, there are three geographic based areas defined in the self-scoring worksheet, regional definition, jobs and household growth communities, and areas with cost burdened renters. This methodology defines each. First, regional definitions, second, the methodology for determining whether a location is within a job or household growth area, and third the definition of areas with cost burdened renters. Applicants may find interactive maps to identify whether a property falls within these areas at www.mnhousing.gov.

1. Regional Definitions

For the purposes of obtaining points for number of units preserved, the state is broke into three geographic regions, the Twin Cities seven county metropolitan area, Greater Minnesota counties part of a Metropolitan Statistical Area, and rural counties not included in the above. Table 1 below displays a list of counties in the Metro and Greater Minnesota MSAs.

Table 1 – Metro and MSA Counties

Region	Minnesota Counties
Duluth MSA	Carlton, Saint Louis
Fargo MSA	Clay
Grand Forks MSA	Polk
La Crosse MSA	Houston
Mankato MSA	Blue Earth, Nicollet
Rochester MSA	Dodge, Olmsted
Saint Cloud MSA	Benton, Stearns
Twin Cities 7 County Metro	Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, Washington
Twin Cities MSA (outside of 7 County Metro)	Chisago, Isanti, Sherburne, Wright

2. Job and Household Growth Communities Methodology

The methodology for determining areas with job growth is consistent with the methodology used in the “workforce housing” priority. The two priority areas differ with the workforce housing priority’s inclusion of top job centers in total jobs and the preservation priority’s inclusion of household growth.

Areas can be defined as a growth community in two ways, through job or household growth. Job growth areas are determined by a city’s job growth between 2006 through 2011, based on data from the Minnesota Department of Employment and Economic Development’s Quarterly Census of Employment and Wages¹. Household growth areas are determined by a *census tract’s* growth in total households between 2000 and 2011, based on data from the US Census and American Community Survey.

2.1 Job Growth

To be identified as a community with job growth, the top 10 communities in job growth between 2006-2011 are selected for the Twin Cities Metro, and all communities in Greater Minnesota with job growth between 2006-2011 are selected. To meet the job growth definition, communities must meet or exceed 2,000 jobs in 2011. Areas within five miles of communities in the Twin Cities and within 10 miles of communities in Greater Minnesota are included for a modest commuteshed. Table 2 below and the map on page 2 list and show the communities that meet this definition.

Table 2 – Job Growth Communities 2006-2011

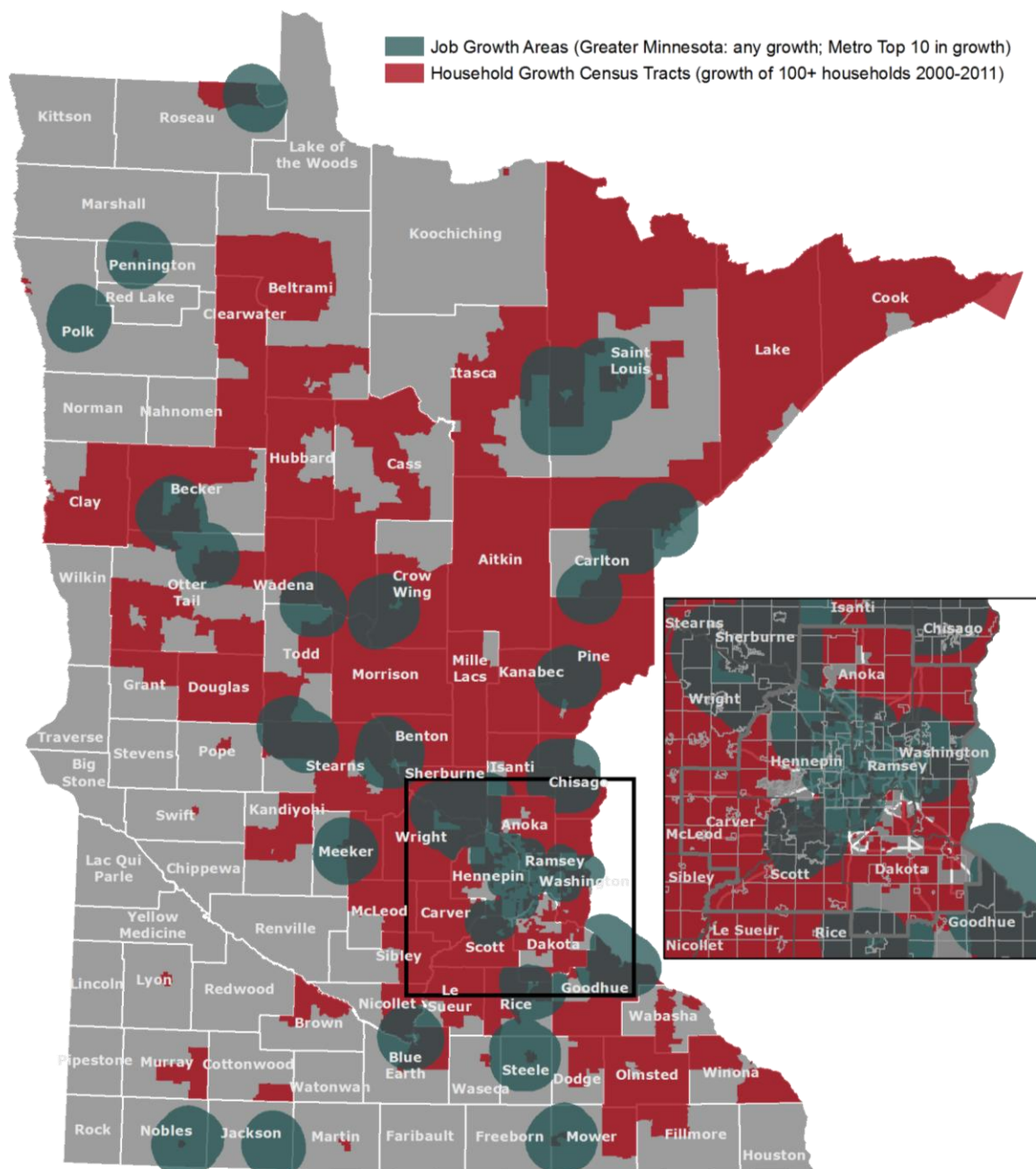
Twin Cities Top 10 Job Growth		Greater Minnesota Job Growth	
Brooklyn Park, Hennepin	Albertville, Wright	Moose Lake, Carlton	
Falcon Heights, Ramsey	Austin, Mower	Mountain Iron, Saint Louis	
Golden Valley, Hennepin	Baxter, Crow Wing	North Mankato, largely Nicollet	
Mahtomedi, Washington	Cloquet, Carlton	Northfield, largely Rice	
Maple Grove, Hennepin	Crookston, Polk	Owatonna, Steele	
Mounds View, Ramsey	Detroit Lakes, Becker	Perham, Otter Tail	
Oak Park Heights, Washington	Elk River, Sherburne	Red Wing, Goodhue	
Oakdale, Washington	Hermantown, Saint Louis	Sartell, largely Stearns	
Richfield, Hennepin	Hibbing, Saint Louis	Sauk Centre, Stearns	
Shakopee, Scott	Hinckley, Pine	Staples, largely Todd	
	Jackson, Jackson	Thief River Falls, Pennington	
	Litchfield, Meeker	Warroad, Roseau	
	Melrose, Stearns	Worthington, Nobles	
	Monticello, Wright		

¹[http://www.positivelyminnesota.com/Data_Publications/Data/All_Data_Tools/Quarterly_Census_of_Employment_Wages_\(QCEW\).aspx](http://www.positivelyminnesota.com/Data_Publications/Data/All_Data_Tools/Quarterly_Census_of_Employment_Wages_(QCEW).aspx)

2.2 Household Growth

To be identified as a community with household growth, census tracts with total household growth of 100 and greater between 2000 and 2011 are selected. An increase of 100 households represents the 60th percentile of household change statewide (60% of Census Tracts in the state had a change in households less than 100). The map below and the table in Appendix 1 list and show the census tracts that meet this definition.

Areas with Job Growth and Household Growth



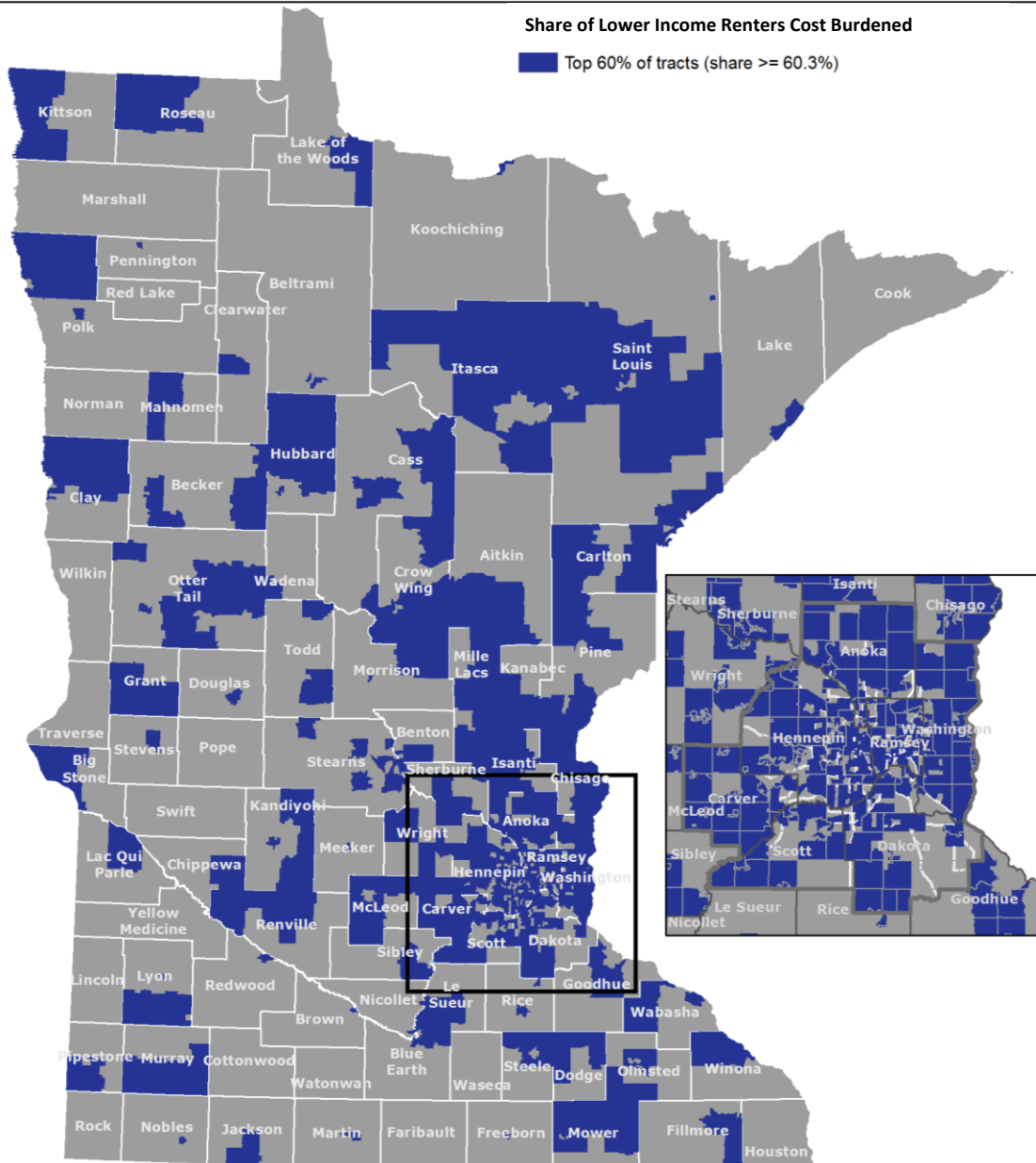
Source: Minnesota Housing analysis of DEED QCEW data for 2006 and 2011, US Census 2000, and American Community Survey 2011 | Updated: 12/31/2012

3. Cost Burdened Renters

To be identified as a community with a substantial share of cost burdened renters, census tracts must be in the top 60% of census tracts by share of lower income renters spending more than 30% of monthly income on housing. Lower income renters are defined at those households with annual incomes under \$50,000.

Using data from the American Community Survey 2007-2011 sample, the 40th percentile - the threshold which defines the top 60% of tracts - for lower income cost burdened renters in a tract is 60.3%. Thus, census tracts with the percentages of lower income renters who are cost burdened at or greater than 60.3% meet this criterion. The map below displays the census tracts achieving this threshold.

Cost Burdened Lower Income Renters



Source: Minnesota Housing analysis of American Community Survey 2007-2011 estimates. Lower Income Cost Burdened Renters are defined as households with annual incomes less than \$50,000 who more than 30% of monthly income on housing. | Updated: 3/15/2013

Appendix 1 – Census Tracts with Growth in Households 100+ 2000-2011

County Tract	County Tract	County Tract	County Tract	County Tract
Aitkin	508.09	1708	Chisago	9516
7701	508.13	1712.02	1101	Dakota
7702	508.16	1713	1102	605.06
7703	508.18	1716	1103.01	605.07
7704	508.19	Brown	1103.02	605.08
7905.01	508.2	9604	1104.01	605.09
7905.02	508.21	Carlton	1104.02	606.03
Anoka	509.02	701	1105.01	606.04
501.07	511.01	702	1105.02	607.21
501.08	516	703	1106	607.26
501.09	Becker	704	1107	607.29
501.11	4503	705	Clay	607.32
501.14	4505	9400	205	607.34
501.15	4506	Carver	301.02	607.35
501.16	4507	901	301.03	607.37
502.1	4508	902	301.04	607.39
502.15	4509	903.01	301.06	607.45
502.16	9400	903.02	302.01	607.46
502.2	Beltrami	904.01	302.02	607.47
502.21	4501	904.02	Clearwater	608.05
502.22	4502	905.02	2	608.06
502.24	4503	905.03	3	608.13
502.25	4507.02	906.01	Cook	608.14
502.26	9400.01	907.01	4801	608.15
502.27	Benton	907.02	9900	608.16
502.28	201	908	Cottonwood	608.17
502.29	202.02	909	2704	608.18
502.3	202.03	910	Crow Wing	608.19
502.32	202.05	911	9504	608.2
502.33	202.06	912.01	9505.01	608.21
502.34	203	912.02	9505.02	608.23
502.35	211.01	Cass	9507	608.25
502.36	211.02	9400.02	9508	608.26
502.37	Blue Earth	9602	9509	608.28
504.02	1701	9606	9511	608.29
506.07	1702	9607	9513.01	609.02
507.07	1704	9608.01	9513.02	609.04
508.05	1705	9608.02	9514	609.05
508.06				

County Tract	County Tract	County Tract	County Tract	County Tract
609.06	Hennepin	268.12	1303.01	7905
609.07	17	268.19	1303.02	McLeod
610.01	24	268.2	1304	9501
610.04	59.01	269.03	1305.01	9502
610.07	77	269.06	1305.02	9503
610.08	82	269.07	Itasca	9504
610.09	119.98	269.09	4803	9506
611.02	213	270.01	4804	9507
611.06	215.02	270.02	4807	Meeker
611.07	216.01	271.01	4808.02	5601
611.08	223.01	272.01	4809	5602
614.02	229.01	277	Kanabec	5604
615.02	230	1005	4801	Mille Lacs
Dodge	237	1019	4802	1704
9501	240.05	1034	4803	1705
9502	244	1036	4804	1706
9505	246	1044	Kandiyohi	1707
Douglas	251	1048	7801	9702
4501	258.01	1049	7803	9703
4502	260.07	1052.01	7804	Morrison
4505	260.16	1054	7805	7801
4506	260.18	1076	7806	7802
4507.01	260.19	1091	7807	7803
4507.02	260.2	1105	7810	7804
4508	260.21	1255	Koochiching	7805
4509	260.22	1258	7901	7806
4510	261.04	1260	Lake	7807
Fillmore	263.01	1261	3701	7808
9602	265.07	1262	3704	Mower
Goodhue	265.08	9800	9901	1
801.02	265.1	Hubbard	Le Sueur	9
802	265.14	701	9501	14
803	266.05	702	9502	Murray
804	266.12	704	9503	9003
806	266.13	705	9505	Nicollet
807	267.02	706	Lyon	4802
808	267.1	707	3603	4804
809	267.14	Isanti	3604	4805.01
Grant	267.15	1301	3605	Nobles
701	267.16	1302	Martin	1056

County Tract	County Tract	County Tract	County Tract	County Tract
Olmsted	Polk	705.04	3	Steele
9.01	201	706.01	4	9602
9.02	203	708	9	9603
9.03	Pope	709.01	16	9607
12.01	9704	709.02	101	Swift
12.02	Ramsey	Roseau	103	9602
12.03	302.02	9701	104	Todd
13.01	317.02	Scott	105	7904
13.02	319	802.01	106	7906
14.02	332	802.02	111	7907
16.02	339	802.04	112	Wabasha
16.03	342.01	802.05	121	4901
17.01	342.02	803.01	124	4905
17.02	346.01	803.02	126	4906
17.03	360	806	128	Wadena
18	376.01	807	132	4801
19	376.02	808	139	4802
20	401	809.03	151	Waseca
21	404.02	809.04	155	7904
22	405.02	809.05	9901	7905
23	405.03	810	Stearns	Washington
Otter Tail	405.04	811	4.01	701.03
9601.03	406.01	812	4.02	701.04
9605	406.04	813	5	701.05
9606	407.05	Sherburne	10.01	701.06
9608	407.07	301.01	101.01	702.03
9611	408.01	301.02	101.02	702.04
9612	408.03	302	102	702.05
9615	411.03	303	104.01	702.06
9617	412	304.02	104.02	703.03
Pennington	422.02	304.03	104.03	704.04
904	423.01	304.04	105	704.05
Pine	424.01	305.02	106	704.06
9501	425.04	305.03	110	706.01
9502	9800	305.04	111	707.01
9503	Rice	315	112	707.03
9504	701	Sibley	113.01	707.04
9505	702	1701.98	113.02	708.01
9506	703	1704	114	708.02
9508	705.03	St. Louis	115	709.09

County Tract	County Tract	County Tract	County Tract	County Tract
709.1	710.17	Winona	1003	1009
709.12	710.18	6701	1004	1010
710.01	711.02	6705	1005	1011
710.06	712.06	6708	1007.01	1012
710.12	712.07	Wright	1007.02	1013
710.14	712.09	1001	1007.03	
710.15	713	1002.03	1008.01	
710.16	714	1002.04	1008.02	